

047.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,089,200 / 1,089,200
USE VALUE: 1,089,200 / 1,089,200
ASSESSED: 1,089,200 / 1,089,200
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67-69		MAYNARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC GAH JOHN E & HELEN K/TRS	
Owner 2: JOHN MC GAH & HELEN TRUST	
Owner 3:	

Street 1: 67 MAYNARD ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: MC GAH JOHN E & HELEN K -
Owner 2: -
Street 1: 67 MAYNARD ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3206 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
11/1/2012 1435 Manual 18,000 C

ACTIVITY INFORMATION
Date Result By Name
11/10/2018 MEAS&NOTICE HS Hanne S
4/26/2013 Info Fm Prmt EMK Ellen K
4/17/2009 Inspected 163 PATRIOT
4/14/2009 Measured 197 PATRIOT
4/15/2000 Inspected 270 PATRIOT
3/1/2000 Measured 270 PATRIOT
8/21/1993 EK

Sign: VERIFICATION OF VISIT NOT DATA
____/____/____

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl 1 % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price Units Type
104 Two Family 7190 Sq. Ft. Site 0 80. 0.88 1

104 508,563 508,600

Total AC/HA: 0.16506
Total SF/SM: 7190

Parcel LUC: 104 Two Family Prime NB Desc ARLINGTON
Total: 508,563 Spl Credit Total: 508,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.
Database: AssessPro - ArchiveProArling apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	1	Rating: Average																	
Sty Ht: 2T - 2 & 3/4 Sty		A Bath:	Rating:																
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Average																
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 4 - Vinyl		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1													
Color: YELLOW		A Kits: 1	Rating: Good	Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl:	Rating:	Other															
GENERAL INFORMATION				Upper															
Grade: C - Average		Lvl 2																	
Year Blt: 1923	Eff Yr Blt:	Lvl 1																	
Alt LUC:	Alt %:	Lower																	
Jurisdict: G12	Fact: .	Totals	RMS: 12	BRs: 5	Baths: 1	HB													
Const Mod:		CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Lump Sum Adj:		Location:																	
INTERIOR INFORMATION				Floor:															
Avg Ht/FL: STD		% Own:																	
Prim Int Wal: 2 - Plaster		Name:																	
Sec Int Wall:	%	DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL									
Partition: T - Typical		Functional:				Interior:	1	6	3										
Prim Floors: 3 - Hardwood		Economic:				Additions:	1	6	2										
Sec Floors:	%	Special:				Kitchen:													
Bsmnt Flr: 12 - Concrete		Override:				Baths:													
Subfloor:		Total:	18.6	%		Plumbing:													
Bsmnt Gar:		CALC SUMMARY				Electric:													
Electric: 3 - Typical		Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price												
Insulation: 2 - Typical		Size Adj.: 0.99491251																	
Int vs Ext: S		Const Adj.: 0.98000199																	
Heat Fuel: 2 - Gas		Adj \$ / SQ: 175.503																	
Heat Type: 5 - Steam		Other Features: 99000																	
# Heat Sys: 2		Grade Factor: 1.00																	
% Heated: 100	% AC:	NBHD Inf: 1.00000000																	
Solar HW: NO	Central Vac: NO	NBHD Mod:																	
% Com Wal	% Sprinkled	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val														
		Adj Total: 713209	Juris. Factor: 1.00	Before Depr: 175.50															
		Depreciation: 132657	Special Features: 0	Val/Su Net: 121.01															
		Depreciated Total: 580552	Final Total: 580600	Val/Su SzAd: 190.72															
MOBILE HOME				Serial #		Year:	Color:												
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 047.0-0002-0001.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X12	A	AV	2002	0.00	T	13.6	104							
More: N				Total Yard Items:				Total Special Features:				Total:							